



Grosvenor Waterford are delighted to offer for Sale this three bedroom Sefton semi detached property enjoying an unusually large plot on sought after Charterhouse Drive. The spacious accommodation briefly comprises; entrance hall, living room, dining room, kitchen and rear porch. To the first floor there are three bedrooms, bathroom and separate w.c.. Outside there is large rear garden extending around the side of the garage and a large front that provides off road parking for a number of vehicles and leads to the attached garage. The property also benefits from uPVC double glazing and gas central heating. Offered with no ongoing chain this ideal family home has so much potential to extend and is well worth a viewing.

£235,000



### Entrance Hall



composite front door and glazed panel, radiator, laminate flooring, stairs to first floor

### Living Room 13'3" x 14'9" (4.06m x 4.51m)



uPVC double glazed window to front aspect, radiator, laminate flooring, open to dining room

### Dining Room 10'3" x 9'5" (3.13m x 2.89m)

uPVC double glazed patio doors to rear garden, radiator, laminate flooring

### Kitchen 10'3" x 10'9" (3.13m x 3.29m)



fitted kitchen with various cabinets, integrated eye level double oven and gas hob with extractor over, space for fridge freezer, plumbing for washing machine, pantry cupboard, double glazed window to rear aspect

### Rear Porch

storage area and door to side aspect

### First Floor

### Landing

uPVC double glazed window to side aspect, built in cupboard, access to loft space, laminate flooring

### Bedroom 1 13'1" x 13'3" (3.99m x 4.06m)

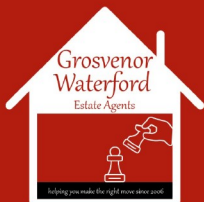


uPVC double glazed window to front aspect, radiator

### Bedroom 2 11'11" x 13'3" (3.65m x 4.05m)



uPVC double glazed window to rear aspect, radiator, laminate flooring, inset ceiling spotlights



- 3 Bedroom Seftom Semi
- No Chain
- Attached Garage

- EPC Rating E
- uPVC Double Glazing
- Sought After Location

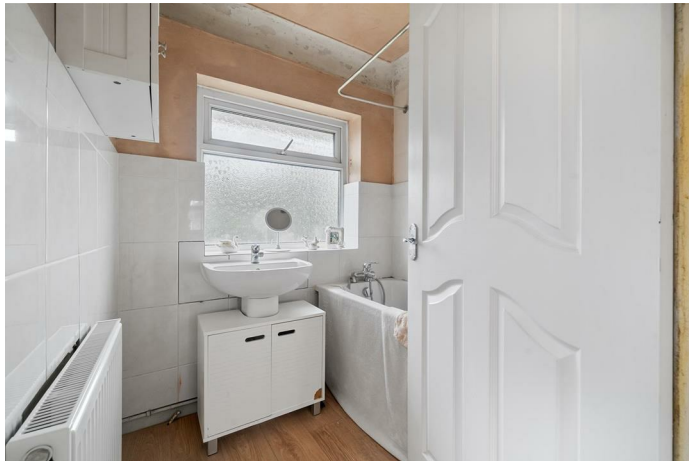
- Large Plot with land to side of garage
- Gas Central Heating

**Bedroom 3 9'4" x 9'11" (2.87m x 3.03m)**



uPVC double glazed window to front aspect, radiator, built in cupboard

**Bathroom 5'8" x 5'10" (1.75m x 1.78m )**



panelled bath and was hand basin, radiator, laminate flooring, par tiled walls, uPVC double glazed frosted window to rear aspect

**Separate W.C. 5'8" x 2'11" (1.75m x 0.91m)**

low level w.c., double glazed window to side aspect, tiled floor and walls

**Outside**

**Attached Garage 15'9" x 8'6" (4.81m x 2.61m)**

up and over door, power and light, glazed window to side aspect

**Front Garden**

large front garden with land extending beyond the garage with lawn and block paved driveway for several cars

**Rear Garden**



large rear garden extending around the side of the garage with lawn, timber deck and patio areas

**Additional Information**

Tenure : Freehold  
Council Tax Band : D  
Local Authority : Sefton

**Agents Note**

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